



AGENDA
Planning Commission
Regular Meeting
7:00 p.m. – Thursday, April 21 – 2011
City Council Chambers, 809 Center Street

Call to Order —

Roll Call — Mari Tustin, Vice Chair; David Foster; Peter Kennedy; Mark Mesiti-Miller, Rod Quartararo; Bill Schultz; Melissa Whatley

Statements of Disqualification —

Oral Communications —

No action shall be taken on these items.

The Chair may announce and set time limits at the beginning of each agenda item.

Announcements —

Election of a New Chairperson —

Old Business —

(Continued from the Planning Commission meeting of April 7, 2011.)

407 Broadway

CP09-0036

APN 005-302-24

Design Permit for a 111-room hotel (“Hyatt Place”); Planned Development Permit to allow a hotel in the RM Zoning District, and to allow variations to some side yard setbacks, and to allow one additional building story to a height of 42 feet; and, an Administrative Use Permit for a low-risk alcohol outlet within the hotel. One heritage tree will be removed for the project. (Environmental Determination: Mitigated Negative Declaration) (California Coastal Resorts LLC, owner/filed: 10/14/2009) DL

RECOMMENDATION: That the Planning Commission recommend that the City Council adopt the Mitigated Negative Declaration and approve the Planned Development, Design, and Administrative Use Permits, based on the Findings listed in the attached resolution and the Conditions of Approval listed in Exhibit “A”.

(Continued from the Planning Commission meeting of February 3, 2011.)

Draft Ocean Street Area Plan

RECOMMENDATION: Recommend to the City Council acceptance of the draft Ocean Street Area Plan for the purposes of proceeding with environmental review

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Public Hearings —

1547-49 Pacific Ave./ 1110 Cedar St. CP10-0170 APN 005-041-05, -10, -15

Design and Planned Development Permits, Tentative Subdivision Map and Development Agreement for a five-story, mixed-use building containing ground level commercial condominiums; enclosed ground level parking for 66 automobiles and 66 bicycles; and four upper stories containing 66 residential condominium units in the CBD zone district. The Planned Development Permit is required to allow variations to Downtown Recovery Plan requirements related to: building wall stepbacks above 50 feet along Pacific Avenue, Cedar Street and portions of building side walls; the height and depth of first-floor commercial space; use of vinyl windows; and residential frontage on Pacific Avenue and other DRP building standards. (Environmental Determination: Mitigated Negative Declaration) (Park Pacific LLC, owner/filed: 11/18/2010) DL

RECOMMENDATION: That the Planning Commission continue this item to the May, 5, 2011 regularly scheduled meeting.

General Business —

Informational Items —

No action shall be taken on these items.

Subcommittee/Advisory Body Oral Reports —

No action shall be taken on these items.

- Chairperson's Report
- Planning Department Report

Items Referred to Future Agendas —

Adjournment —

The next Planning Commission meeting will take place on May 5, 2011 in the City Council Chambers.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the City Planning Department, 809 Center Street, Room 107 or on the City's website www.cityofsantacruz.com. These writings will also be available for review at the Planning Commission meeting in the public review binder at the rear of the Council Chambers.

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APPEALS - Any person who believes that a final action of this advisory body has been taken in error may appeal that decision to the City Council. Appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk.

Appeals must be received by the City Clerk within ten (10) calendar days following the date of the action from which such appeal is being taken. An appeal must be accompanied by a five hundred dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.